

ASSEMBLY BILL

No. 1493

Introduced by Assembly Member Nakano

February 26, 1999

An act to amend Section 27321.5 of the Government Code, relating to recording statutes.

LEGISLATIVE COUNSEL'S DIGEST

AB 1493, as introduced, Nakano. Recording statutes.

Existing law requires every specified deed or instrument to have specified information before a local recorder accepts it for recording.

This bill would make a technical, nonsubstantive change to these provisions.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 27321.5 of the Government
2 Code is amended to read:
3 27321.5. Before acceptance for recording, in addition
4 to the address required on each document for delivery by
5 the recorder *both of the following shall apply*:
6 (a) Every deed or instrument executed to convey fee
7 title to real property shall have noted across the bottom
8 of the first page thereof the name and address to which
9 future tax statements may be mailed; ~~and,~~

1 (b) Every deed of trust or mortgage with power of sale
2 upon real property, shall specify the address of the trustor
3 or mortgagor, or if more than one, the address of any one
4 of them, and shall contain a request by the trustor or
5 mortgagor that a copy of any notice of default and a copy
6 of any notice of sale thereunder shall be mailed to one
7 trustor or mortgagor designated for the purpose of
8 receiving ~~such~~ the notice at the address so specified.

9 However, the failure to so note, or any error in noting,
10 any ~~such~~ name or address or request shall not affect the
11 validity of the deed, instrument, deed of trust or
12 mortgage or the notice otherwise imparted by recording.
13 ~~The provisions of this~~ This section shall not apply to the
14 State Lands Commission.

